

WEMBDON PARISH COUNCIL

Parish Council Clerk: Mrs Sam Matthews, The Green, Homberg Way, Wembdon, TA6 7BY.
Email clerk@wembdonparish.gov.uk Telephone 07359 864310

Minutes of Wembdon Parish Council Meeting

Held Monday 24th August at 6pm.

Present: P King, D Claydon, M Phillips, L Edwards, R Hubbard and A Mills Jones.
Parish Clerk Sam Matthews and 15 members of the public.

228/26 To receive any apologies for absence. S Bromme and A Jarvis apologies accepted.

229/26 To receive declarations of any pecuniary interest on items relating to this agenda, which has not been previously declared in the Councillors' register of interests.

M Phillips item 236/26.

230/26 To approve the minutes of the meeting of the Parish Council held on 13th July 2026.

Approved by Councillors present at that meeting.

231/26 To invite our Somerset Councillors to give a report either written or in person.

None in attendance.

232/26 To invite public speaking. Six members of the public spoke at the meeting around planning application 233/26 b).

The main points raised were concerns around volume of traffic, lack of parking, management of the 'bus gate' to Inwood Road, the dangerous pedestrian access to and from the site, loss of privacy and the size of the buffer zone between the Existing properties and the new development.

It was also reported that the new properties already developed on Phase One appear to have a ridge height much higher than that approved. This will be reported to the Planning Enforcement team at Somerset Council by The Clerk.

233/26 Planning applications to discuss or review.

a) Planning application number: 51/26/00008/TTE

Proposal: Retrospective single storey rear extension and associated internal works.

Location: 132 Wembdon Hill, Wembdon, Bridgwater, Somerset, TA6 7QB

Unanimously agreed to support, complies with policy WB1.

b) Planning application number: 51/26/00010/AGE

Proposal: Approval of the details of appearance, landscaping, layout and scale for a residential development of 422No. dwellings (including 12No. flats within the neighbourhood centre), with associated works including an area of open space, play space, a neighbourhood centre building comprising flexible Class E use and flats with associated parking, and other ancillary infrastructure.

Location: Land At Cokerhurst Farm South of Wembdon Hill & North Of, Quantock Road, Bridgwater, Somerset

Unanimously agreed to object. Our full statement is at the end of this document.

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234/26 To consider resurfacing the paved area by the Millenium bridge. Wessex Water are happy for us to resurface the area. The Clerk is working to obtain further quotes for different surface options.

235/26 To receive an update on the resurfacing of the Church car park/Public Right of Way 34/4 and 34/2 to be carried out.

The Internal Drainage Board application has been submitted by The Clerk. We await their response. We have received confirmation from the Diocese Board that they are happy to indemnify the Drainage Board against damages.

236/26 To consider an application from Coffee at the Green, Wembdon for a grant towards the new coffee machine they recently had to purchase as a matter of urgency at a cost of £7200.00. Councillor Phillips left room for this discussion. He was asked to return briefly to answer some queries. Two other bodies have also been approached for assistance. Unanimously resolved to donate £2000.00 to The Coffee Shop.

237/26 To receive The Clerk's report.

The bollard has been installed off Homberg Way.

The travellers have finally moved on from Whitegate Field. The Clerk liaised with residents and Bridgwater Town Council throughout the invasion.

The Clerk arranged installation of a concrete barrier from Oak Apple Drive to The Parklands at a cost of £180.

A resident requested that a dog waste bin next to their garden be relocated due to offensive odours. This has been agreed with Somerset Council and will be moved in due course.

The Clerk has received approval via the Enhanced Maintenance Scheme to carry out the repairs to the footpath from Booth Way to Homberg Way. This will be carried out on Tuesday 25th August.

The barrier at the Traffic lights to Wembdon Rise was hit by a car again, we will pressure Highways for new barriers.

The Clerk has reported footpath BW 34/8 from Wembdon to Meadow Park as is it need of repair and maintenance, with much overhanging vegetation.

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All reports deferred to next meeting, items 238 to 249.

238/26 To receive a report regarding Highways and Footpaths from Councillors King and Hubbard.

239/26 To receive a report regarding Playing Fields and Common from Councillor Bromme.

240/26 To receive a report regarding Parklands from Councillor Edwards.

241/26 To receive a report regarding the Parish Paper from The Clerk and Councillor Major.

242/26 To receive a report regarding the Allotments from Councillors Claydon and Jarvis.

243/26 To receive a report regarding Perry Green from Councillor King.

244/26 To receive a report regarding the Village Hall from Councillor Phillips and The Clerk.

245/26 To receive a report regarding Speed Indicator Device and Speedwatch from Councillor Hubbard.

246/26 To receive a report regarding Hinkley and EDF from Councillors Phillips and Hubbard.

247/26 To receive a report regarding the Local Community Network from Councillors King and Hubbard.

248/26 To receive a report regarding Parish Links from Councillor Bromme.

249/26 To receive a report regarding Community Infrastructure Levy Money projects from Councillors Bromme, Edwards and Mills Jones.

250/26 To note all statutory payments made since the last meeting (see minute 181/20) and non-statutory payments. * Denotes vat included. The bank reconciliation will be circulated prior to the meeting.

01-Jul-26	Direct Debit Scribe	-£14.40
02-Jul-26	CCLA Investment Management Limited	£687.26
17-Jul-26	Direct Debit (NPOWER)	-£43.00
22-Jul-26	Direct Debit website	-£15.60
23-Jul-26	Direct Debit (HMRC PAYE to date)	£1,312.91
31-Jul-26	Service Charge	-£10.60
03-Aug-26	Direct Debit Scribe accounts	-£14.40
03-Aug-26	Direct Debit (WATER2BUSINESS)	-£155.75
03-Aug-26	G W B Services mowing and bins	£3,828.79
03-Aug-26	Sedgemoor Tree Services Urgent work	-£818.22
03-Aug-26	G B Sports Repairs	-£432.67
03-Aug-26	Dave Nash Parklands	£1,050.98
03-Aug-26	Sedgemoor Tree Services Annual Survey	-£614.38
23-Jul-26	LLOYDS BANK PLC Card	-£229.54
	Fee	-£3.00

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CRS Bark for Parklands	-£156.00
Tree protectors Parklands	-£17.94

INCOME		
02-Jul-26	CCLA Investment Management Limited	£687.26
27-Jul-26	Advertiser	£25.00

251/26 To receive a report on the Budget.
Circulated prior to the meeting.

252/26 To consider the Tree Survey report. The Clerk was asked to get some further clarification on the report. One tree was marked as urgent and the work has been instructed. Still awaiting clarification on the report, as there is some confusion.

253/26 To consider a donation to Southwest Ambulance for the training provided, suggest £100.
16 people attended the training and found it extremely informative.
Unanimously agreed to donate £100.

254/26 To receive any matters of report.

Young trees on the Parklands are being damaged by people climbing them.
The Clerk will contact a group who were found to be practicing archery on the dog walking field, they will be informed that this activity is not permitted on our land.
The Finger post at Moores Lane requires repair, the Clerk will acquire a quote.

255/26 Date of next Parish Council meeting: Monday 14th September 2026 at 7.00 pm
Meeting closed at 8pm.

233/26 b) Response

Wembdon Parish Council objects strongly to this application.

With the exception of the Neighbourhood Centre, the whole of the application site lies within Wembdon Parish.

Although they are both now over 5 years old, there is, as yet, no replacement for Sedgemoor's Local Plan (LP) or Wembdon's Neighbourhood Plan (NP), and under Planning law they carry equal weight. The applicant accepts that the LP applies to this application and demonstrates in the Planning Statement how the proposal meets its Policies but completely ignores compliance with the NP.

We contend that the proposal fails to meet a number of Planning Policies:

NP Policy WB1 and LP Policy D1: The applicant has failed to demonstrate how the proposal contributes positively to the existing built form and the atmosphere of Wembdon. The proposed 3-storey apartment blocks and 3-storey houses are totally out of character with Wembdon Village and with the already permitted part of the original application.

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LP Policy D1: We consider that there is insufficient protection of the amenity of the current houses in Risedale Close: there are potential views from the first-floor windows of the new houses into the rear gardens in Risedale Close, particularly at the southern end of the row. There should be higher and more substantial boundary planting here. Additionally, existing houses on Wembdon Hill will be looking directly into the first-floor windows of plots 580-591, which we consider to be unsatisfactory. Those houses need to be moved further away.

NP Policy WB1: Although there is a mixed palette of external materials, there is only a token use of red sandstone in some frontages, and unrelated boundary walls. We believe that there should be a much greater and more positive acknowledgement of the local sandstone, and less light-coloured render, which becomes dirty over time.

NP Policy WB1: Although we accept that this application is for slightly fewer than the number in the outline permission, the houses appear on the plan to be closely grouped, with a higher density than the surrounding built form.

NP Policy WB2: This development will be in the foreground of the views to the west of Wembdon Village looking west towards the Quantock Hills and south towards the A39 Quantock Road including the A39 corridor, but mainly at low level. However, the 3-storey apartment blocks will stand out higher than the remainder of the buildings, as will the 3-storey houses, and will therefore be inappropriate.

We object to the design of the Neighbourhood Centre: When the land for the Neighbourhood Centre was set aside as part of the first phase, there was no suggestion that it might be used partly for living accommodation. The addition of the apartments has resulted in a very cramped layout with insufficient parking for its proposed use. The parking provision has been lumped in with the rest of this application, despite the physical distance separating them, and in addition the calculations in Table 4-1 of the Transport Assessment are incorrect: As there are 5 x 1-bed apartments (@ 1.5 spaces) and 7 x 2-bed (@ 2 spaces), the total requirement is 24 spaces (including 2.4 for visitors). The plans show 12 dedicated spaces for the apartments, plus a further 7 (including one disabled). That clearly does not meet the standards, let alone provide parking for the ground floor Centre. The result is likely to be dangerous and anti-social parking on the adjoining spine road.

Request for additional conditions if permission is granted

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[Although the bus gate was granted full permission as part of the initial application, it will be built as part of this phase of the project.]

* The bus gate should be built, fully operational and monitored before first occupancy of any of the dwellings or before public access to the estate roads (whichever comes first). [To ensure that it is not abused.]

* The bus gate and Inwood Road should not be used by construction traffic.

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* The LAPs and LEAP should be constructed, fully equipped, and available for use before the occupation of 75% of the dwellings. [To ensure that they are actually provided]

* The open space and street scene planting shall be completed within 3 months of the occupation of 90% of the dwellings. There shall be an appropriate maintenance agreement to ensure that the plants and trees are cared for in perpetuity. Any dead plants and trees should be replaced without delay.

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